



COALECROFT ROAD, SW15

£6,500 PER MONTH PART FURNISHED, UNFURNISHED

An exceptional five bedroom semi-detached family house designed and finished to an exacting standard in a premier West Putney location

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DESCRIPTION:

This wonderful home has been thoughtfully and extensively refurbished to an incredibly high standard throughout.

Entered through a pretty patio garden there is a bright reception room with bay window and fitted cabinetry towards the front. Towards the rear is a bespoke, contemporary kitchen with Gaggenau appliances and island with breakfast bar. The kitchen affords plenty of space for a generous dining area, perfect for entertaining. Floor to ceiling sliding glass doors open onto a beautifully landscaped garden laid to lawn with decking, mature shrubs, and trees. The ground floor also includes a useful study area, guest cloakroom and side access. A cellar provides excellent storage.

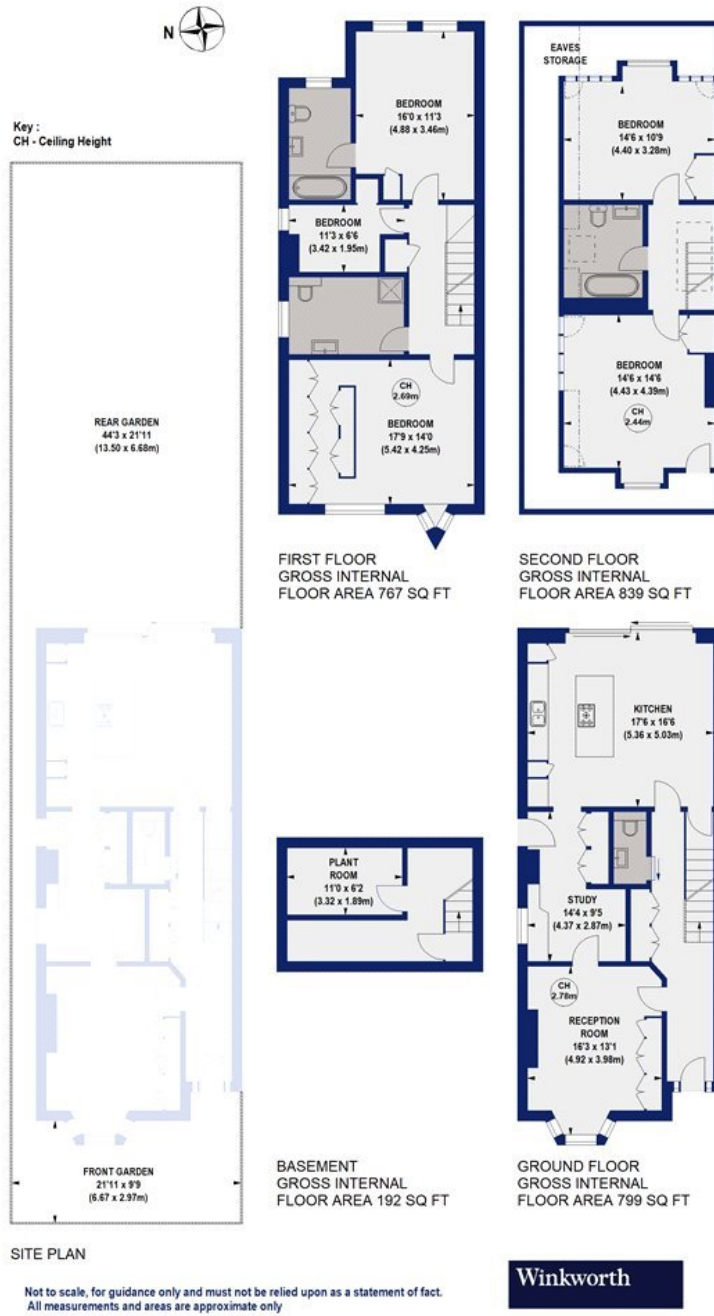
The master bedroom is found on the first floor and includes extensive wall-to-wall built-in wardrobes. Adjacent is a luxurious bathroom with a stunning walk-in shower. There is a second bedroom overlooking the garden benefitting from a beautiful ensuite bathroom complete with bath and shower over. There is a third bedroom on the first floor currently set up as an office. The top floor comprises of two further generous double bedrooms both of which are served by a third bathroom. There is extensive eaves storage accessed from each of these bedrooms.

Coalecroft Road is a quiet, tree-lined street in the sought-after West Putney area. It is ideally located a short walk from Putney High Street is within easy reach of both Putney Mainline Station (National Rail) and East Putney Underground Station (District Line) with their swift West End and City communications. Putney High Street offers excellent multiple and specialist shopping facilities.



Coalecroft Road, SW15

Approx. Gross Internal Area 241.26 sq m / 2597 sq ft (Including Eaves Storage)
 Approx. Gross Internal Area 213.58 sq m / 2299 sq ft (Excluding Eaves Storage)



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: 6 weeks' rent

Holding Deposit: 1 week's rent

Council Tax Band: G (Wandsworth)

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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